

Construction of State Office Buildings, State Police Facilities, and Correctional Institutions

In April 1981, the Authority submitted its first group of project reports describing five proposed building facilities to the Commission on Capital Budgeting and Planning. Those project reports were the results of a two-year planning program by the State. The five buildings were proposed as replacements for substandard and overcrowded rented space then used by the State. By consolidating office space, the State expected lower energy consumption, improved public access and increased productivity.

The facilities proposed in those initial project reports were:

Environmental Protection Building

Project Cost: \$50,721,808

The Environmental Protection Building is located on 3.6 acres in Trenton on East State Street, across from the Federal Court and Office Building and near City Hall. This building provides approximately 400,000 square feet of office space and accommodates approximately 2,000 employees. The completion of this building permitted the consolidation of Department of Environmental Protection employees located in 15 separate office locations.



Mary Roebling Building

Project Cost: \$50,879,841

The Mary Roebling Building is located in Trenton on a .75 acre site on West State and North Warren Streets. The building provides approximately 300,000 square feet of space and accommodates approximately 1,500 employees. The building is occupied by the Department of Banking and Insurance, Commerce and Economic Growth Commission, the Commission on Higher Education and the Bureau of Risk Management.



Community Affairs Building***Project Cost: \$29,464,376***

The Community Affairs Building is located in Trenton on a .75 acre site on South Broad and Front Streets. This building of approximately 160,000 square feet accommodates approximately 900 employees. The building is occupied by the Department of Community Affairs and permitted the consolidation of employees previously occupying seven separate office locations.

***Department of Transportation Annex******Project Cost: \$35,148,027***

The Department of Transportation Annex is located in Ewing Township on a two acre site immediately to the rear of the Department's headquarters building on Parkway Avenue. The Annex provides approximately 270,000 square feet of space and accommodates an estimated 1,400 employees of the Department, permitting consolidation of employees across 14 locations in the Trenton area and eliminating overcrowding in the headquarters building.

***Pest Control Laboratory******Project Cost: \$4,887,050***

The one-story laboratory building is located on a 5.2 acre site in Ewing Township on State Police Road, near the State Police headquarters. This facility provides approximately 22,000 square feet and includes laboratories and a greenhouse to breed beneficial insect parasites as an alternative to chemical pesticides in controlling harmful insects. The laboratory building replaced previously rented space in Trenton.



These five buildings are completed and fully occupied.

Bank Street Garage
Project Cost: \$9,000,000

Due to lower than projected contract prices, the Construction Fund for the initial projects had a residual balance. At the option of the State, \$9 million of this surplus was transferred to a Construction Fund account for a multi-story structural parking garage in Trenton to service State employees in the State capital area. The six-level garage accommodates approximately 1,000 vehicles.



South Woods State Prison, Bridgeton
Project Cost: \$234,439,107

In June 1993, the Legislature authorized the Authority to proceed with financing and constructing several new projects. Among these projects was the construction of a medium security state prison in Bridgeton, New Jersey. Situated on an 85-acre site at South Burlington Road and Andrews Avenue, South Woods State Prison is a 3,000 bed prison with administrative, technical and vocational support units. The facility has minimum and medium security, with modern security design features. This project is the single largest construction project that the State has ever orchestrated. The design/build contracting method was used in order to expedite the design and construction process. The project was brought in \$29.5 million under budget. This major project was completed in a timely manner, with only minor weather related time extensions to the schedule.



South Woods State Prison, continued



Also in Bridgeton, construction was completed on a new regional diesel fueling station on a 3.3-acre site directly across the street from the new South Woods State Prison. This station was funded out of the budget surplus of the prison. In February 1999 the construction contract was awarded \$100,000 below the design estimate. Construction was completed in September 1999 and the station was opened for business on November 30, 1999. In June 2000, a Memorandum of Understanding relating to the operation and maintenance of the new facility was signed between the Department of Corrections and the Treasury Department. Closeout activities were completed in August 2000.

Division of Revenue/State Police Facility

In February 1999, planning began on a new facility to house the Department of Treasury's Division of Revenue and a State Police Troop C headquarters. A location in Hamilton Township was selected and land acquisition negotiations began. In anticipation of acquiring the land, a design consultant-architect and construction management firm were engaged and several bid packages were awarded for the Revenue facility.

In February 2000, the purchase of the land for the facility was completed. Construction for the Revenue facility was initiated for site work and exterior and interior masonry work. The pre-engineered building was scheduled for delivery in April 2000.

On April 28, 2000, Governor Whitman directed that the work on the Revenue project be halted and the facility be relocated to Trenton. All construction contracts and the construction management contract were terminated for convenience. The architect was retained to provide assistance in the redesign of the project.

After exploration of all the issues related to siting, budgeting and scheduling, a revised project report was developed and submitted to the NJBA Board in July 2000. It was requested that the proposed Division of Revenue facility be utilized as a multi-purpose facility to house State Police functions. The project report was approved by the NJBA Board, the Capital Planning Commission and the Legislature in July, August and December 2000 respectively.



State Police Technology/Multi-Purpose Building and Troop C Headquarters
Project Cost: \$84,525,000

State Police Technology/Multi-Purpose Building

The Technology/Multi-Purpose facility, covering approximately 195,000 square feet, includes a forensic laboratory and offices for the Information Technology Bureau, Records and Identification Section, and other investigative units. Common facilities include a kitchenette, a break room, centralized lockers, lavatories, conference centers and a 250 seat auditorium.

Three of the contracts prepared initially for the construction of the Revenue facility were reinstated in September 2000. The NJBA negotiated the redesign of the interior with the architect and the new plans were completed in December 2001. The remaining interior fit-out work for the building was awarded in April 2002.

Construction progressed quickly and the building was occupied by September 2003. On May 17, 2004, approximately 300 invited guests and law enforcement dignitaries attended the ribbon cutting ceremony officially unveiling the New Jersey Forensic Science Technology Center in Hamilton Township.

During closeout activities, a separate project was initiated and design plans were developed to convert a vacant 40,000 square foot area into office space for the Department of Law and Public Safety-Office of Counter Terrorism (Now, the Department of Homeland Security and Preparedness) and the Department of Treasury-Office of Information Technology. This space would also house the FBI Regional Computer Forensic Lab, one of only four in the country.

Construction commenced in November 2004 and within nine months, the offices were occupied. This project was completed under budget.

A wind-wake analysis prompted modification to some mechanical equipment. The Project was awarded in September 2007 and includes four areas of work: new electrical feeds to the chillers, installation of supporting sprinklers, construction of a wind-wall in the mechanical yard, and revisions to roof top HVAC equipment. By November 2007, the site was excavated and the new footings for the wind-wall and electrical stanchions were poured. Electrical rough-in work began.

Status as of December 31, 2007

All electrical conduits and pull-strings have been installed along with structural steel conduit supports. Final electrical tie-in is expected over the next few weeks.



State Police Technology/Multi-Purpose Building and Troop C Headquarters Continued

Troop C Headquarters

The Troop C Headquarters, approximately 66,000 square feet, remains essentially as originally planned, but includes an additional 15,000 square feet to consolidate communications services used by the Division of State Police and the Departments of Transportation and Environmental Protection. The site elements in the Troop C project include an enclosed firing range, a communications tower, heliport, fueling station, emergency generator, parking area and easy access to the State's highway system for police activities.

The ground breaking ceremony for the Troop C headquarters was held on April 2, 2001. Bids were received in July and the project was awarded by October.

By January 2002, most of the footings and foundation walls were in place. It took four months to complete the steel framework, and by May 2002, the foundation and stone bedding within the building footprint were constructed. The exterior masonry and most of the interior stud walls were completed by September. Mechanical, electrical and plumbing installation progressed throughout the fall.

By January 2003, the boiler units were installed and the main electrical service to the building was activated. Interior finish work including the installation of the fire alarm and HVAC systems, light fixtures, cabinetry, countertops, flooring and ceiling tile continued through the spring.

By September, the 911 Center was completed, the firing range was turned over to the State Police and occupants were able to move into the facility.

This project was completed substantially ahead of schedule.



New Jersey State Police Emergency Operations Center
Project Cost: \$27,600,000



The objective of this project was to improve emergency services by constructing a new facility to accommodate the New Jersey State Police (NJSP) Emergency Management Section (EMS) and Emergency Operations Center (EOC). This high-tech facility, now called the Regional Operations Intelligence Center, was designed to serve as an interagency command center during homeland security, crime fighting, and emergency response efforts.

The 65,500 square foot, two-story facility is built to withstand 125 mph winds and earthquakes measuring 5.5 on the Richter scale. At the heart of this command center is a support room equipped with 100 workstations that can be configured uniquely for each agency involved including the FBI, Homeland Security, FEMA, and regional, state and local authorities. Input from all emergency operations representatives can be displayed on the 32 foot wide by 12 foot high video wall. Overlooking the support room is the capitol executive operations room, a restricted area, where Governor's Office staff and key officials can keep apprised of situations. The facility is also home to the New Jersey State Police Call Center with state-of-the-art communication technology designed to handle mobile 911 calls.

Technology includes an uninterruptible power source, separate electrical service power feeds, special grounding techniques and state-of-the-art communication and data feeds. To conserve and protect resources, alternate energy sources have been incorporated. A geothermal system heats, ventilates and cools the facility by utilizing ground temperature and a photovoltaic system is used to convert sun light to electricity.

By September 2004, foundation excavation was under way and most structural work, plumbing, duct work and HVAC piping were completed by the following summer. Interior electrical work, dry wall installation and painting progressed through the fall 2005. The structure was completed and occupied by September 2006. During that time, a separate project for a second-story shell addition was initiated by the Department of Law and Public Safety (L&PS) with an estimated cost of \$7.598 million which is being funded directly by L&PS. Construction of the addition progressed through the year and was completed October 2007.

On January 24, 2007, a dedication ceremony marked the official opening and renaming of the Regional Operations Intelligence Center.

Status as of December 31, 2007

Interior fit-out documents for the second-story shell addition have been prepared and the project is scheduled for bid in mid-January 2008.

NJ Public Health, Environmental and Agriculture Laboratory Facilities
Project Cost: \$156,000,000



The objective of this project is to construct a new 275,000 square foot Public Health, Environmental and Agriculture Laboratory (NJPHEAL) in the NJ State Police Headquarters Complex in West Trenton. The laboratory will consolidate operations in a highly secure state-of-the-art facility, eliminate duplicative processes, and allow State departments to share resources.

Approximately 180,000 square feet will be dedicated to specialized laboratories and 95,000 square feet will be utilized for administrative and support services. Included in the design are a biological lab to safely handle dangerous pathogens and toxic chemicals; a necropsy lab for the detection of animal-borne diseases; a greenhouse for the evaluation and prevention of threats to the state's agricultural resources; and training facilities for personnel.

By August 2005, contracts for design and for construction management services were awarded. Early analysis determined that the original building size was more than the budget could accommodate so the design was reconfigured to reduce the overall exterior square footage without compromising the

integrity of the structure or jeopardizing necessary program functions. To curb costs further, the project was separated into general construction and structural steel packages, and some elements such as site irrigation, greenhouse construction, kitchen equipment and the paging system were bid as add alternatives.

To safeguard the laboratory facility, the campus security scope includes hardened security checkpoints, a closed circuit TV system, perimeter fencing and a command center. The perimeter fence technology and additional check points will be incorporated as add alternatives.

Status as of December 31, 2007

The early bid package for structural steel was awarded and a Notice to Proceed was issued on December 17, 2007. Bid packages for site, civil engineering and foundations will be completed in January 2008 and the general construction contract is expected to be awarded that April. The security command center contract is in bid phase and should be awarded by mid-year 2008.

The entire NJPHEAL project is expected to be completed by December 2009.